

# PROJECTED FINANCIAL ANALYSIS SUMMARY

Property Johnson House  
 Property Address: 1312 Pfar Road  
 Atlanta, Georgia



## Presented By:

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## Property Information:

Type:	Residential
Asking Price:	\$ 124,500
Fair Market Value:	\$ 135,000
Number of Units:	1
Sq. Footage	2,200
Appreciation Rate	3.25%

## Financial Information

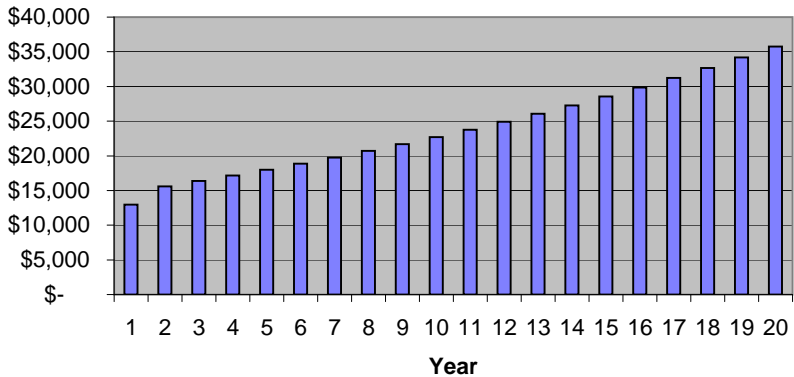
Projected Down Payment/ Investment:	\$ 51,750	% of Cost 40.83%	% of FMV 38.33%
		59.17%	55.56%

	Amount	Rate	Term (Years)	Payment
Loan #1	75,000	5.00%	30.00	\$ 402.62
Loan #2	-	0.00%	0.00	\$ -
Loan #3	-	0.00%	0.00	\$ -

## Rental Income & Expenses:

Monthly Rents:	\$ 1,683
Annual Rents	\$ 20,200
Other Annual Income	\$ 480
Annual Vacancy	\$ (1,010)
Annual Expenses	\$ (6,705)

## Property 20-year Projected Cash Flow



## Assumptions:

Rental Growth Rate	4.00%
Expense Growth Rate	2.00%
Property Growth Rate	3.25%
Marginal Tax Rate	30.00%
Capital Gain Tax Rate	17.00%

## Financial Ratios:

	Year 1	Year 5	Year 10
Debt Coverage Ratio (DCR)	2.93	3.72	4.70
FMV of Property per Sq Ft	60.19	68.40	83.05
Cash on Cash Return b/f Taxes	16.50%	25.41%	34.54%
Cash on Cash Return a/f Taxes	13.39%	19.60%	25.89%
Capitalization Rate	9.30%	11.35%	12.22%
Value of Property - Your Cap Rate	\$ 136,474	\$ 189,285	\$ 239,015
Gross Rent Monthly Multiplier (GRM)	82.80	73.19	70.59

	Year 1	Year 5	Year 10
Gross Rent Yearly Multiplier (GRM)	6.90	6.10	5.88
Value of Property Using Your GRM	\$ 141,400	\$ 181,796	\$ 221,183
Loan to Value Ratio (LVR)	53.08%	43.55%	32.90%
Net Present Value Leveraged (NPV)	\$ 5,770	\$ 23,856	\$ 43,195
Net Present Value Unleveraged (NPV)	\$ 1,126	\$ 5,606	\$ 14,744
Cumulative Leveraged IRR	22.26%	20.61%	20.32%
Cumulative Unleveraged IRR	10.98%	11.11%	11.69%

**Disclaimer:** All Information Presented is believed to be accurate.

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